



Castles

FLAUNDEN  
Berkhamsted, HP3 0PP



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£1,400,000  
(Freehold)

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CASTLES ESTATE AGENTS are delighted to welcome you to this exquisite Victorian cottage, a timeless piece of history nestled in the charm of the 1900s.



As you approach, you'll be greeted by the allure of a gated sweeping gravel driveway, guiding you through the meticulously manicured front garden. Step inside and be captivated by the warmth of the enclosed porch, ideal for shedding muddy boots and coats. Enter the inviting dining area adorned with cottage-style floor tiles and illuminated by two large windows. The spacious triple aspect lounge awaits, featuring wooden floors, an inviting open fireplace, and a soothing neutral palette. The heart of the home lies within the expansive kitchen/breakfast room, where rustic charm meets contemporary convenience. Admire the character of the open brick walls, complemented by natural wood cabinets, with a striking white Aga as the centrepiece. Adjacent, discover the practicality of a large, fitted utility room, complete with a charming butler sink and convenient access to the garden. A dedicated study and cloakroom complete the ground floor, offering versatility for modern living. Ascend the staircase to the upper level, where four bedrooms – all doubles – and a convenient office await. The master bedroom and bedroom two boast spacious proportions and fitted wardrobes, providing ample storage and comfort. Bedrooms three and four offer generous dimensions, ensuring everyone enjoys their own personal retreat. Additionally, two fitted family bathrooms cater to the needs of busy households, while a separate office presents the opportunity for a fifth bedroom or dedicated workspace. Outside, the enchantment continues with a large double garage and workshop, offering potential for conversion into a separate dwelling, subject to necessary planning permissions. The expansive garden, spanning over one acre and backing onto open fields is easily managed and predominantly laid to lawn, adorned with mature trees, a summerhouse, and a stone patio.

## Specifications

4 to 5 BEDROOMS  
3 RECEPTIONS  
2 BATHROOMS  
DETACHED HOUSE  
OUTBUILDING  
1 ACRE GARDEN  
TRIPLE GARAGE  
DRIVEWAY  
VILLAGE LOCATION





While retaining its timeless charm, the property presents an opportunity for a touch of modernization.



#### A little about the corner of the world we call home...

Berkhamsted is an historic market town nestled at the feet of the Chiltern Hills, a designated area of outstanding natural beauty. Berkhamsted lies in the Bourne Valley. The town is located 26 miles northwest of London. The high street is on a pre roman route to London with lots of interesting architectural styles, our own office sits in a building well over 200 years old. Berkhamsted dates back to about 1000 AD and was mentioned in the doomsday book of 1086 and has its own Castle, sadly just ruins now as it was abandoned in 1495, it now belongs to the Dutchy of Cornwall and is looked after by English Heritage – the site is often used for events. Just off the High Street is the Grand Union Canal and the

Train Station which offers a frequent service in under 30 minutes to London Euston. The Town Centre has a range of independent and boutique retailers as well as national retailers such as Marks & Spencers and Waitrose. Berkhamsted is home to some of the best schools in the area, the Berkhamsted School is an independent day and boarding school dating back to 1541 with famous alumni such as Clementine Churchill, Will Fraser and more recently Roman Kemp. The town is also home to the British Film Institute and can often be seen for location filming for TV and Film. Berkhamsted really is a wonderful place to raise a family, commute into the City, check out the countryside or simply enjoy a coffee or glass of prosecco and watch the world go by.



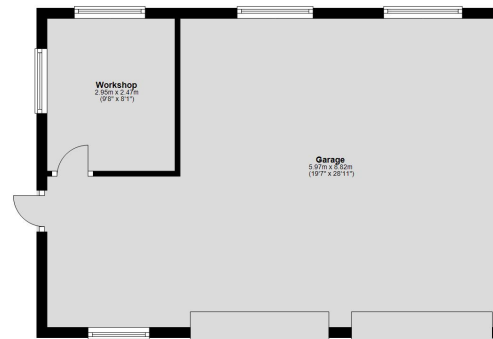
**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

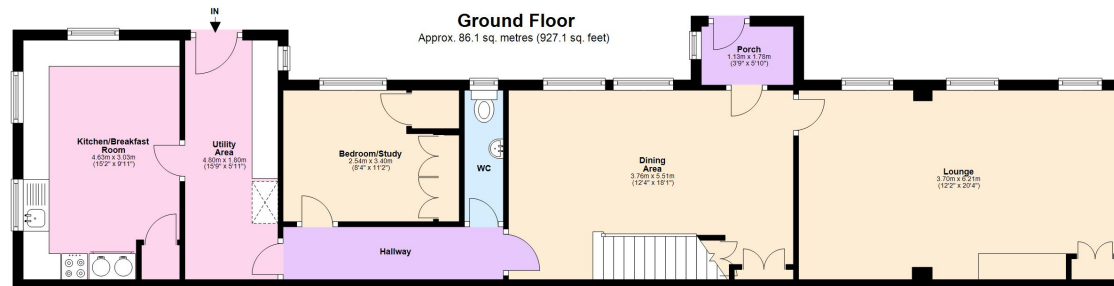
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**  
**Council Tax Band: G**  
**EPC Rating: F**

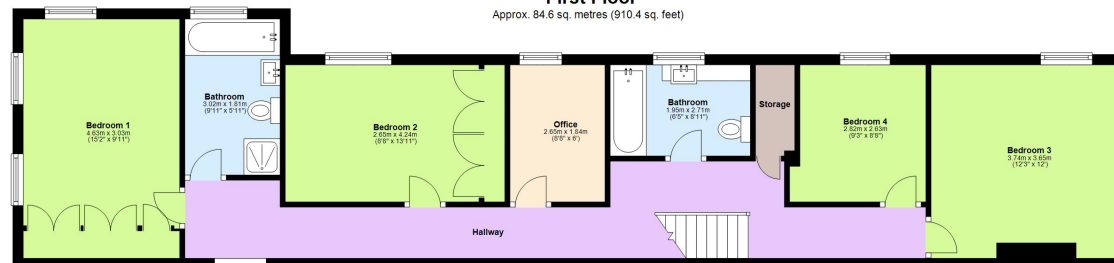
**Outbuilding**  
Approx. 52.7 sq. metres (567.0 sq. feet)



**Ground Floor**  
Approx. 86.1 sq. metres (927.1 sq. feet)



**First Floor**  
Approx. 84.6 sq. metres (910.4 sq. feet)



Total area: approx. 223.4 sq. metres (2404.5 sq. feet)  
This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**Berkhamsted**  
01442 865252  
**Eaton Bray**  
01525 220605

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**Hertford**  
01992 501511

**Boxmoor**  
01442 233345  
**Kings Langley**  
01923 936900

**Bushey**  
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**Radlett**  
01923 537111



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